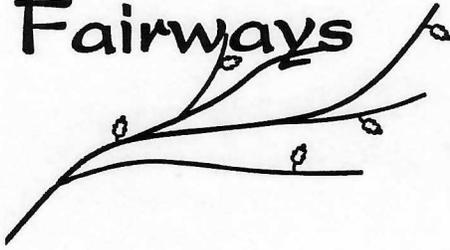


Fairways



Jeffrey D Houston
12840 Silver Wolf Road
Reno, NV 89511

April 23, 2023

Dear Property Owner,

With roadwork and drainage ditch reconstruction projects on the horizon plus the annual deadline for fire hazard and weed removal coming up on **June 1**, we want to remind property owners of their lot vegetation maintenance obligations and ask for their assistance in getting this work done in a timely fashion.

We thank everyone who attended the informative presentation on wildfires by the Nevada Department of Forestry at our October meeting and those of you who have already taken action to reduce overgrown sagebrush and weeds. With the moisture from the winter snowfall, we expect significant growth of vegetation/weeds this spring.

It has come to our attention that some residents are unaware of the boundaries and easements affecting their properties as they work on the association's requests which appeared in the Fall Newsletter and in the Fire Hazard and Weed Removal Notice that were mailed to all property owners on 10/16/22 and 02/06/23, respectively. If you were unable to attend last week's HOA board meeting where the various easements affecting lots in The Fairways were discussed, you can find a synopsis below.

The board respectfully requests that you complete the tasks check marked below which are specific to your property as soon as possible. An extensive road crack repair and sealing project was approved at last week's meeting and work will begin as soon as the contractor can get us into their busy spring schedule. It would be ideal if residents would complete their vegetation removal projects as soon as possible so that the resulting debris and tracked dirt do not end up on our streets after they are cleaned for roadwork.

Remove trash, dead tumbleweeds, fallen leaves, fallen/leaning trees or willows, debris, new growth weeds, and overgrown sagebrush from the **Public Utility, Equestrian and Pedestrian Easement** that traverses the rear of your property (see details below).

Remove overgrown sagebrush bordering the **Drainage Easement** that traverses the rear of your property (see details below) so we can assess or begin working on planned restoration work on the structural integrity of the rock ditches.

Remove any fallen leaves and pine needles that have come from your property and have collected in a **Drainage Easement** so we can proceed with seasonal weed abatement in the drainage ditches that the association maintains.

Remove any soil that has eroded from your property and accumulated in a **Drainage Easement**, and implement erosion control measures to prevent recurrence. Some of these segments were just reconstructed last fall.

Remove fallen pine needles and dead trees/shrubs from landscaped and/or unimproved areas of your property.

Clear any vegetation on your property that is within 36" of a fire hydrant.

Prune vegetation which overhangs the curb or roadway (unless overhanging trees are well above traffic height – 15 feet) **as soon as possible** so it does not interfere with upcoming roadwork.

Remove/thin overgrown sagebrush/other vegetation and remove weeds from vacant lots, naturally landscaped, or unimproved portions of lots.

Self-assess your property for any landscaping maintenance that may need to be done and for any overgrown sagebrush in natural or unimproved areas, particularly along the rear of your property.

If you or your landscaper need access to the rear of your property such as through our fire road or the TMWA Well site, we can help you to arrange access. If you must cross the Wolf Run Golf Course or any other private property such as a vacant lot, remember to be respectful and ask for permission from the owner in advance.

Jeannie can provide names of vendors who have done landscaping or weed abatement work for the association or homeowners in the past. We have found that mulching of sagebrush in place can be an inexpensive alternative to cutting it and hauling it away. Residents have used landscapers or arborists (since they have trailer-mounted mulching equipment) or rented self-propelled mulching equipment on their own.

We ask that if you need to have a dumpster placed on the street to coordinate with Jeannie to ensure that this will not hinder upcoming roadwork.

Thank you in advance for your cooperation!

Sincerely,

The Board of Directors

EASEMENTS

Please refer to the maps on our website (fairwaysatfieldcreek.com) regarding the following easements. We recommend that you do not rely on the online Washoe County Regional Mapping system as we have found misregistration of lot boundaries with the satellite maps, particularly on the east side of lower Silver Wolf Rd.

Public Utility, Equestrian, and Pedestrian Easement: This 20' wide easement runs along the rear edge of properties on the east side of lower Silver Wolf Rd that abut Whites Creek Estates (12760-12830) and Mountaingate (12840-12880). The property line is under the power lines and in some cases you may find remnants of an original barbed wire fence from before the land was developed. We have already contacted NV Energy in hopes that they could be persuaded to clear vegetation under the powerlines, but they will not clear vegetation unless it actually affects the lines. Washoe County will also not maintain this easement. A split rail fence is on the border between The Fairways and Mountaingate. The easement is on the individual property of each affected Fairways homeowner and it is their responsibility to maintain. The association is prohibited by state law from using common funds to maintain individual homeowners' properties in this situation. Specific instructions for removing dead or overgrown vegetation can be found in the Weed Abatement Policy.

Drainage Easements: There are multiple rip-rap rock drainage ditches throughout The Fairways which mainly function to collect and transport stormwater. The ditches cross the properties of individual homeowners but the HOA performs maintenance of these structures as mandated in the founding documents, just like we do for storm drains and the detention pond. Last fall the HOA performed extensive reconstruction work on the drainage ditch from the TMWA well to the detention pond. This year we are planning reconstruction work on a number of additional ditch segments. The HOA's landscaper (Green Things) is currently contracted to perform routine preventative maintenance on some ditch segments and additional segments will be added to our preventative maintenance program as they are reconstructed. Green Things regularly picks up trash and tumbleweeds, sprays new growth weeds, and applies pre-emergent; but does not clean up leaves or pine needles from trees that individual property owners have planted along the ditches or dirt/gravel that has washed off their property into the ditch. If you have trees or bushes that drop leaves into the ditch, we ask that you or your landscaper clean up any mess that your landscaping has created.

- **Silver Wolf Rd East:** This 15' wide easement runs along the rear edge of the properties on the east side of lower Silver Wolf Rd which abut Whites Creek Estates (12760-12830) and Mountaingate (12840-12880). Overgrown sagebrush is blocking the HOA's access to portions of the drainage ditch we are planning to restore, particularly between The Fairways and Mountaingate. If you have

overgrown sagebrush or other vegetation bordering the ditch, please have this removed or thinned as detailed in the Weed Abatement Policy.

- **Silver Wolf Rd West:** This 15' wide easement runs along the rear edge of the properties on the west side of lower Silver Wolf Rd which abut Wolf Run Golf Course (12745-12875). If you have overgrown sagebrush or other vegetation bordering the ditch, please have this removed or thinned as detailed in the Weed Abatement Policy.
- **Springer Ct East:** This 15' wide easement was not fully built as depicted in the founding documents and effectively extends along the rear and/or side edges of 1265-1275 Springer Ct. If you have trees or bushes that drop leaves into the ditch, we ask that you or your landscaper clean up any mess that your landscaping has created.
- **Springer Ct West:** This 15' wide easement has the shape of an inverted-u and runs between properties on the west side of Springer Ct (1210-1260) and the south side of upper Silver Wolf Rd (12990-13010). If you have overgrown sagebrush or other vegetation bordering the ditch, please have this removed or thinned as detailed in the Weed Abatement Policy. If you have trees or bushes that drop leaves into the ditch, we ask that you or your landscaper clean up any mess that your landscaping has created. In cases where your landscaping debris has accumulated in the ditch on your neighbor's property, please be neighborly and coordinate with them to resolve the problem.



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FIRST-CLASS



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